

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 16-07: 1410 E. Highland Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Commission on May 10, 2016*

REQUEST: To consider a rezoning of the land containing 2.15 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from "R-1" Single Family Residential to "C-4, L.U.O" Neighborhood Commercial District.

A request to consider recommendation to Council for a rezoning of a previously approved "C-4 L.U.O" amendment.

**APPLICANT/
OWNER:** Roundtable Holdings, LLC 3410 E. Johnson Ave. Suite "H" Jonesboro, AR

LOCATION: 1400 – 1410 East Highland Dr. Jonesboro, AR

SITE *Tract Size:* Approx.: 2.15 +/- Acres (93,517 Sq FT.)

DESCRIPTION: *Frontage:* 314.01 Ft. along Highland Dr./ 324.78 Ft. along Hillcrest St.

Topography: Downward sloping and flat

Existing Development: Currently a vacated fuel station

**SURROUNDING
CONDITIONS:**

ZONE

North: R-1
South: C-4 L.U.O
East: C-4
West: R-1

LAND USE

Hillcrest Visual and Performing Arts School
Undeveloped
Iberia Bank
Single-Family Residential

HISTORY: Property rezoned by Council on August 6, 2013 as C-4 L.U.O. with Conditions

ZONING ANALYSIS:

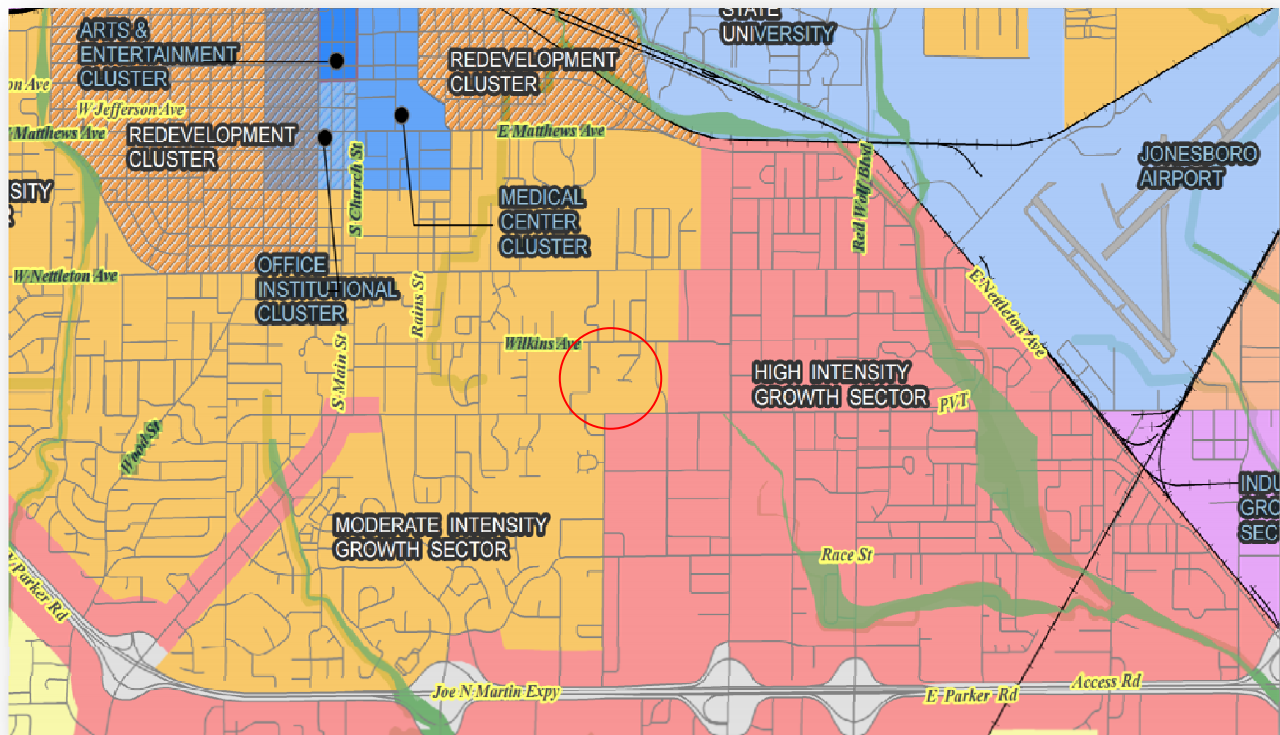
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector (Special Overall District Only). With the suggested Limited Use Overlay, the MAPC will be afforded an opportunity to gain more detailed information that will give assurance of a well-designed infill development that will enhance the area.

High Intensity Recommended Use Types Include:

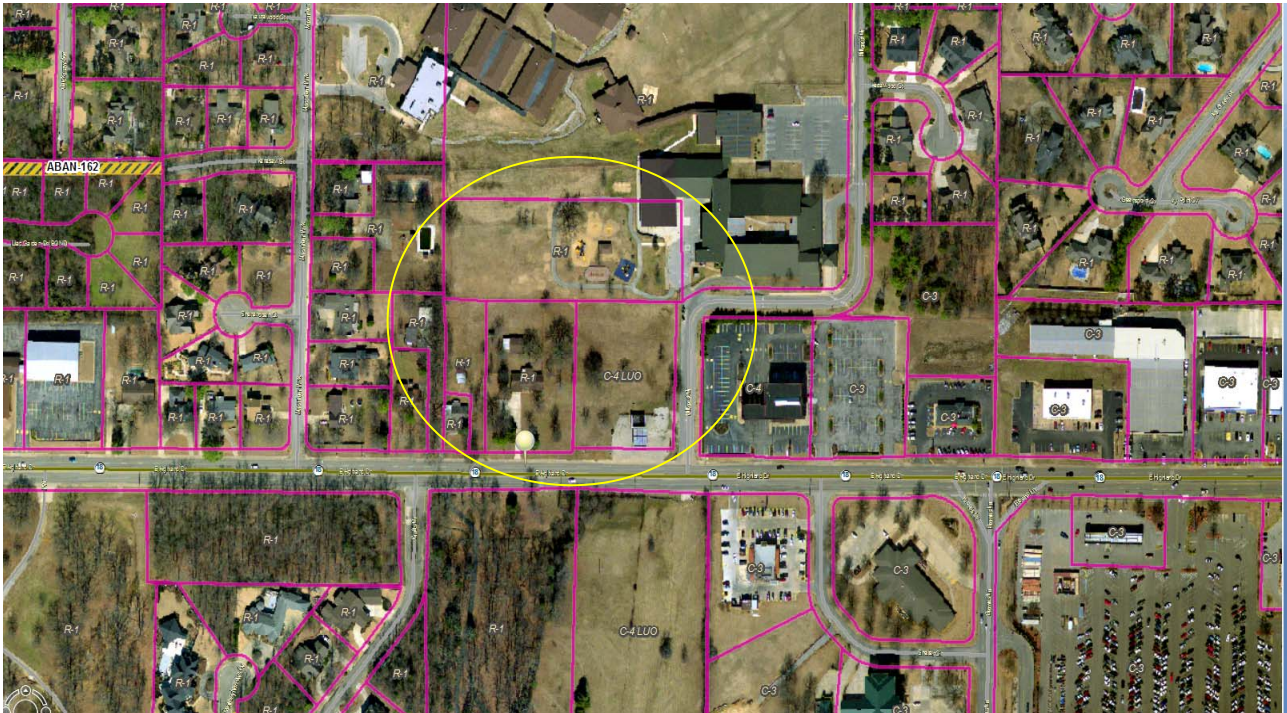
- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Multi-Family*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*



Land Use Map

Master Street Plan








The subject project site is served by Highland Drive, categorized as a Principal Arterial on the Jonesboro Master Street Plan. The applicant will be required to adhere to the Master Street Plan recommendations.



Aerial/Zoning Map

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed rezoning is consistent with the Adopted Land Use Plan, which is recommended as Moderate Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117. The applicant proposes to rezone the property to “C-4” L.U.O so they can open a restaurant. The current zoning does not allow them to do that.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Similar zoning exist in the region. This is a commercial district with other restaurants and banks already located next to and across the street from the property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the amendment;	The owners are wanting to develop the property with supportive retail restaurant, however due to Corporate Design Requirements/Imagery/Branding.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation	The applicant has stated that there would be no negative impact on nearby property.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	The property is undeveloped with the exception of an old nonconforming use gas station that is no longer open. The land was zoned R-1 and C-4 L.U.O at the time of purchase by the applicant.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	The applicant has stated that there would be no negative impact on nearby property.	

The Applicant specified the allowable uses as: *Automated teller machine, bank or financial institution, medical service or office, office/general, retail and retail/service Restaurant General & Fast, with outward residential appearance waived, and Parking.*

STAFF FINDINGS:

APPLICANTS PURPOSE:

The applicant is requesting approval of rezoning that will promote a commercial use of the subject property. With recent commercial growth in this area, this tract is a premier location for commercial development. The site is no longer conducive to single family development due to the expanse and variation of commercial development.

ZONING CODE ANALYSIS:

The applicant proposes to rezoning additional land associated with the parent parcel under the subject C-4 Neighborhood Commercial District at a width of 75 ft. The original single family is not a set to be razed at this time, however Staff cautions that sufficient setback to the new west boundary to that structure needs to be coordinated. Otherwise some form of building setback variance may be needed.

Below is the permitted use table excerpt, which depicts the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations. The applicant has proposed a rezoning to C-4 L.U.O. Staff has listed the permitted uses to be allowed within the development as follows:

Chapter 117 of the City Code of Ordinances/Zoning defines C-4/ Neighborhood Commercial District as follows:

Definition of C-4, Neighborhood Commercial District. This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	Reported no issues.	
Fire Department	Reported no issues.	
MPO	Reported no issues.	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	

Zoning Code Allowable Uses:

The City of Jonesboro Zoning Resolution includes a list of permitted uses within C-4 Districts as follows. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank within the Zoning Ordinance Chapter 117:

List of C-4 Commercial Uses	C-4 Neighborhood Commercial District	List of C-4 Commercial Uses	C-4 Neighborhood Commercial District
Civic and Commercial Uses		Civic and Commercial Uses	
Animal care, general	C	Museum	P
Animal care, limited	P	Nursing home	P
Automated teller machine	P	Office, general	P
Bank or financial institution	P	Parks and recreation	P
Bed and breakfast	P	Post office	P
Carwash	C	Recreation/Entertainment Indoor	C
Cemetery	P	Recreation/Entertainment Outdoor	C
Church	P	Restaurant, fast-food	C
College or university	P	Restaurant, general	P
Communication Tower	C	Retail/service	C
Convenience store	P	Safety services	P
Day care, limited (family home)	P	School, elementary, middle and high	P
Day care, general	P	Service station	C
Funeral home	C	Sign, off-premises	C
Golf course	P	Utility, major	C
Government service	P	Utility, minor	P
Hospital	P	Vehicle repair, limited	C
Library	P	Vocational school	C
Medical service/office	P		

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 16-07 a request to Modify the original “C-4” L.U.O. restriction of residential face, while maintaining residential is massing and scale and to rezoning rezone the adjacent tract from “R-1” Single Family to “C-4”, L.U.O., General Commercial District, Limited Use Overlay; the following conditions are recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Adequate visual screening shall be provided to buffer all surrounding residential uses remaining.
4. If and when possible, consolidated curb cuts shall be adhered to and from the site, to allow cross access to other adjacent future developed neighboring tracts of land.
5. A replat shall be required and must comply with the master street plan.
6. Uses shall be limited to automated teller machine, bank or financial institution, medical service or office, office/general, retail and retail/service Restaurant General & Fast with outward residential appearance waived, and Parking.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-16-07 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to Modify the original C-4 L.U.O. restriction of residential face, while maintaining residential is massing and scale and to rezoning rezone the adjacent tract from “R-1” Single Family to “C-4”, L.U.O., General Commercial District, Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



View looking west on Highland toward Site



View looking west on Highland toward Site



View looking west on Highland toward Site



View looking west on Highland toward Site



View looking west on Highland at Site



View looking west on Highland, Site on Right



View looking North from Highland onto Site



View looking Southeast across Highland from Site



View looking across Highland from Site



View looking North along Hillcrest Dr. at School



View looking East



View looking West



View from Site looking South



View looking North at Site